

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION**

Minutes of Meeting

June 4, 2008

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, June 4, 2008, at 9:15 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present:	Barbara Thompson, Chairperson	(Salesperson – 3 rd District)	
	Joseph B. Castonguay,	(Broker – 2 nd District)	
	Lana K. Ogrodnik	(Broker – 5 th District)	
	Theodore F. Ells	(Public Member- 3 rd District)	
	Joseph H. Kronen	(Public Member – 1 st District)	
	Morag L. Vance	(Public Member – 4 th District)	
Commissioners Absent:	James Hoffman	(Salesperson – 4 th District)	
	Marilyn Keating, Vice-Chairperson	(Salesperson – 4 th District) Excused	
Commission Vacancy:	None		
Attorney General’s office:	None		
DCP Staff present:	Sallie Pinkney, Commission Secretary	Occ/Pro Licensing Division	
	Laureen Rubino, Real Estate Supervisor	Real Estate Unit	
	Vicky Bullock, Attorney	Legal Division	
	Brian Harrell, Intern	Legal Division	
	Kristen, Jensen, Intern	Real Estate Unit	
	Nicole Russo, Intern	Trade Practice Division	
	Michele Erling, Real Estate Examiner	Trade Practice Division	
Public Present:	Babajide Oseni	Larry Hannafin	Scott Moreau
	Kelly McGill	William Karchere	Matthew Vaccarelli
	Peter C. Vaccarille	Bruce Gagenello	Bunny Kyle
	Jules Burke	Lisa Bender	

The next Meeting of this Commission is scheduled for Wednesday, August 6, 2008 at 9:15 a.m. in Room 126.

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information please call Laureen M. Rubino, Real Estate Supervisor and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

1. **MINUTES/AGENDA:**

a. Minutes of Meeting of April 2, 2008 was reviewed. **It was moved by Commissioner Ogrodnik, Commissioner Ells 2nd, Commissioner Ells abstained, and the vote carried to approve the minutes as amended.**

b. **ITEMS TO BE VOTED ONTO THE AGENDA FOR JUNE 4, 2008**

It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to add Item 1b to the agenda.

i. **Applications:**

Francesca Gregoriades: Florida broker; CT. Salesperson; requesting to qualify to sit for the broker exam with 72 hour broker course taken in Florida. **It was moved by Commissioner Ells, Commissioner Castonguay 2nd, and the vote carried to approve her application.**

William Karchere: Broker applicant. Has successfully completed 60 hours of Principles and Practices, 30 hours of Appraisal and a CRS (Certified Residential Specialist) Designation. (CRS member #6574650). Requesting to use CRS Designation as 30 hour elective for qualifying to sit for the broker exam. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to approve his application.**

Jonathan Breen Salesperson application. He has submitted a copy of his transcript from Columbia University. He obtained a masters degree in Real Estate Development. Seeking 60 hours of equivalency for 60 hours of Principles and Practices. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to approve his application subject to completion of 6 hours of 2008 Mandatory Real Estate courses.**

Curtis Roggi, Attorney applicant. CT. Salesperson since October 2004. Vermont Law School transcript submitted for 90 hours of equivalent education and certificate of completion for 30 hours of Appraisal. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to approve his application.**

Katherine Rossi appeared before the REC in February seeking to take the broker exam. Was instructed by the REC to take 12 hours of C.E. including 6 mandatory hours and show proof of 30 hours of Appraisal. **It was moved by Commissioner Ells, Commissioner Castonguay 2nd, and the vote carried to deny her application, and she must show proof of 6 hours of mandatory continuing education, and take the 30 hours of Appraisal before requesting to take the Broker's exam again.**

Chin Young Kim. Seeking an extension to pass the State portion of the PSI Ct exam. Passed the general portion. Failed the state portion four times. Application date of 2/15/2008. **It was moved by Commissioner Ogrodnik, Commissioner Ells 2nd, and the vote carried to allow her to take the exam one more time on or before 7/31/08.**

ii. **Lapsed License:**

Lisa Bender's License lapsed May 31, 2004. She is appearing to CE for 2004, 2006, 2008 License fee & late fee for 04,05,06,07, License fee for 2008. **It was moved by Commissioner Castonguay, Commissioner Kronen 2nd, and the vote carried to allow her license to be reinstated subject to her paying back fees in the amount of Twelve Hundred & Thirty Seven dollars (\$1,237.00), and Her Broker (Higgins Group, Inc., Richard Higgins designated Broker) pay a civil penalty charge of Fifteen Hundred Dollars (\$1,500.00).**

iii. **CE Waivers & Extensions**

Lisa Moragne -Res.0775475.seeking a six month extension to complete her 2008 continuing education due medical hardship. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant her an extension until 12/31/08.**

Frank Fredericks - Reb: 0238500 seeking to reinstate 2007 lapsed license and waiver based on medical hardship. Note from doctor. No supervision of salespersons. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to reinstate his license, and waive the continuing education requirement for 2008, and he must pay all applicable fees.**

Nancy Johnson Res: 0342790 Seeking Medical Hardship waiver for 2008 C.E. requirement. **It was moved by Commissioner Vance, Commissioner Castonguay 2nd, and the vote carried to grant her an extension until 12/31/08.**

Mary Ellen Carfi Res: 010521 seeking 6 month to complete C.E. for 2008 renewal. **It was moved by Commissioner Vance, Commissioner Kronen 2nd, and the vote carried to grant her an extension until 12/31/08.**

iv. **Nebraska Reciprocity Agreement**

Addendum to original agreement signed July 17, 1987. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to accept the agreement from Nebraska.**

v. **From the Legal Division**

Peter Vaccarelli, Docket No 08-589 Stipulation, Mr. Vaccarelli's license application was denied, due to an outstanding civil penalty balance owed to the Department via the Electrical Examining Work Board. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to approve his application, and allow him to sit for the Real Estate salesperson exam.**

- vi. **It was moved by Commissioner Ogrodnik, Commissioner 2nd, and the vote carried to add Keith Gavagh to the agenda.** Mr. Gavagh appeared at April's meeting under CHRO, and was denied. He would like to appeal the decision and is seeking to take his salespersons exam. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd. Commissioners Vance voted to approve. Commissioners Kronen, Castonguay, and Ogrodnik voted to opposed, Commissioner Ells abstained, and the voted failed his application was denied.**

2. SETTLEMENT/CONSENT AGREEMENTS

- a. Robin Perschel – Docket #2008-255 – Consent Agreement. **It was moved Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to approve the consent agreement.**
- b. Carbone Associates LLC – Docket No. 07-461 – Settlement Agreement. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to accept the settlement agreement.**
- c. Kathryn V. Kuhns – Continuing Education Audit Settlement Agreement. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to approve the settlement agreement.**
- d. Cheryl M. Vitale – Continuing Education Audit Settlement Agreement. **It was move by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to approve the settlement agreement.**
- e. Anne Flynn – Continuing Education Audit Settlement Agreement. **It was moved by Commissioner Ells, Commissioner Ogrodnik 2nd, and the vote carried to approve the settlement agreement.**
- f. Alphonse A. Carbone – Settlement Agreement paid fine in full. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to approve the settlement agreement**

3. TRADE PRACTICE ENFORCEMENT REPORT

- a. Guaranty Fund Monthly Report (July, 07 – June 08) was reviewed.
- b. Enforcement Report – Michelle Erling presented the Metrics Complaint Report for 2007 and 2008. The total number of complaints received for 2007 was 222, and the total number of complaints received for 2008 was 167.

4. REAL ESTATE BROKERS & SALESPERSON APPLICATION

- a. Jack D. Korpela – seeking reciprocity from PA for a CT License. **It was moved by Commissioner Castonguay, Commissioner Ells 2nd, and the vote carried to grant him reciprocity from PA, and allow him to take the CT Law portion of the salesperson's exam**
- b. Megan Alexandra Moore – seeking reciprocity from Indiana for a CT License. **It was moved by Commissioner Castonguay, Commissioner Ells 2nd, and the vote carried to grant her reciprocity from Indiana.**

- c. Jules Berke, Esq – seeking a Brokers license in CT, **It was moved by Commissioner Kronen, Commissioner Ells 2nd, to approve his application. Commissioner Ogrodnik moved to withdraw the motion, Commissioner Castonguay 2nd, the motion withdrawn. Commissioner Castonguay moved to allow him to take the Real Estate Brokers exam. Commissioner Ells 2nd, and the vote carried.**
- d. Wendella A. Battey, Esq – seeking a Brokers license in CT. **It was moved by Commissioner Ells, Commission Ogrodnik 2nd, and the vote carried to approve her to take the Broker’s exam subject to verifying she has held a salespersons license for two years.**

5. CHRO APPLICATIONS

- a. Joseph Russo, continued from 4/08- **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to approve his application subject to receiving a written letter from his probation officer.**
- b. Babajide Oseni – **It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to approve his application subject to receiving a written letter from his probation officer.**
- c. Brian Carpenter- **Reschedule until August, 2008**
- d. Barry M. Jacobs- **Reschedule until August, 2008**
- e. Timothy Keating - **Reschedule until August, 2008**
- f. David Lee- **Reschedule until August, 2008**
- g. Kelly McGill- **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to approve her application to take the Real Estate Salesperson’s exam.**
- h. Scott Moreau – **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to approve him to take the Real Estate Salesperson’s exam.**
- i. Brad Rainey - **Reschedule until August, 2008**
- j. Evan Djikas - **Reschedule until August, 2008**

6. REQUEST FOR EQUIVALENT CONTINUING EDUCATION CREDIT

- a. Caroline Cavanaugh – seeking continuing education equivalency for course taught at Naugatuck Valley College. **It was moved by Commissioner Ogrodnik, Commissioner Ells 2nd, and the vote carried to grant her 2008 continuing education equivalency for a course taught at Naugatuck Valley College.**
- b. Nicholas Longo – submitting additional information as requested April’s meeting. He is seeking continuing education equivalency for a course taken entitled Managing Multiple Priorities. **Deferred to August.**

- c. Stephen G. Shore – seeking continuing education equivalency for a course taught at Dynamic Directions. **It was moved by Commissioner Ogrodnik, Commissioner Ells 2nd, and the vote carried to grant him 3 hours of 2008 continuing education equivalency for a course taught at Dynamic Directions.**
- d. Loretta Swanson – seeking 6 hour continuing education credit for a course taken at Rhode Island Associates Realtors. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to grant her 2008 continuing education equivalency for a course taken at Rhode Island Associates Realtors.**

7. **REQUEST FOR CONTINUING EDUCATION WAIVER**

- a. John F. Epina – seeking a waiver of Continuing Education due to a medical condition that required him to reside at a Rehabilitation facility. **Deferred to August need additional information.**
- b. Gloria Larson – seeking a waiver of Continuing Education due to a debilitating disability. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant her a waiver of continuing education for 2008.**
- c. R.D. Harris – seeking an extension of his Continuing Education for 2008 due to a medical condition. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to grant an extension until 12/31/08 to allow him to complete continuing education for 2008.**
- d. Mary Ellen Vaznelis – submitting additional information as requested at April’s meeting. She is seeking a waiver of continuing education due to a medical condition. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant a waiver of continuing education for 2008.**
- e. Kevin F. Brignole – seeking a waiver of continuing education due to P & P course taken on 9/07, and the Appraisal 1 course taught at Quinebaug College. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to grant him a waiver of continuing education for 2008,**
- f. Nancy Heavin – seeking a waiver of continuing education due to P & P course taught at the Real Estate Development Center, LLC. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to grant her a waiver of continuing education for 2008.**
- g. Jody G. Antosh – seeking a wavier continuing education due to a medical condition. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to deny a waiver, but grant her an extension until 12/31/08 to complete her continuing education for 2008.**
- h. Nancy Mackenzie – seeking a wavier of continuing education due to a medical condition. **It was move by Commissioner Ells, Commissioner Ogrodnik 2nd, and the vote carried to deny a waiver of continuing education for 2008 due to lack of medical documentation, but will grant her an extension until 12/31/08 to complete her continuing education for 2008..**

8. **OLD BUSINESS**

- a. D. William Owens, Jr. – deferred from 4/2/08 is seeking a waiver of continuing education due to medical condition. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to deny his waiver request.**

9. **NEW BUSINESS**

- a. ARELLO mid-year conference report was reviewed. A Good Faith Estimate handout was distributed, reviewed, and discussed.

10. **COMMENTS/CONCERNS OF ANY PERSON PRESENT**

- a. Bunny Kyle spoke about the mandatory appraisal course to become a broker. She would like to have the Basic Appraisal Procedure as the mandatory course instead of the Basic Appraisal Principal. She would like to have this discussion put on the August agenda.

11. **ADJOURNMENT**

- a. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to adjourn the meeting at 1:50 p.m.**

Respectfully Submitted,
Salle Pinkney, Commission Secretary
Occupational Professional Licensing Division